

**CALIFORNIA STATE COASTAL CONSERVANCY**

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November 27, 1990

Dr. Roger Wolk  
23440 Civic Center Way  
Malibu, CA 90265

Dear Roger:

I have received your package containing the map and photos of the proposed parking lot site. However, before I can say that this is a proposal I am willing to take to the Conservancy's Board, I need to have the following:

- 1) Evidence that you have permission from Cal Trans or other appropriate property owners to build a separated walkway for public use along the PCH road shoulder.
- 2) Evidence that you have permission from Cal Trans or other property owner to build a trail or stair to take people under the bridge. (Evidence in these cases could consist of a letter, or better yet a signed contract or easement, stating the property owners or Cal Trans agree to construction and public use of these improvements).
- 3) An operation and maintenance proposal which states how much it will take to maintain the walkway and locates an agency that would be willing to do so.
- 4) Acquisition and construction costs.

In addition to the above, I need to make an independent analysis of the opportunities in this area. This I will not be able to do until the second week of December.

I realize that time is of the essence for you and you would like to know as soon as possible from Conservancy staff whether or not to proceed. However, the above requested information and an independent analysis are essential if we are to approve your proposal and I am to take a credible staff recommendation to our Board.

Roger Wolk  
Escondido Beach Proposal  
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As for your beach-side alternative parking lot, the same information would be required: evidence of legal and safe access to the Escondido Beach stairway and an operations and maintenance proposal. Please send me a map of this alternative with the lot sites marked.

You inquired about the availability of the Black Tor money. Black Tor is currently waiting to see if their subdivision passes County review before they will pay. Unfortunately, they do not know when that will be. Once this proposal is completely put together, perhaps then we can begin negotiations with Black Tor for settlement.

Thank you for your cooperation and patience.

Sincerely,

A handwritten signature in cursive script that reads "Brenda Buxton".

Brenda Buxton  
Project Manager